

JON D. FOX  
13TH DISTRICT, PENNSYLVANIA

INTERNATIONAL RELATIONS  
COMMITTEE

BANKING AND  
FINANCIAL SERVICES  
COMMITTEE

TRANSPORTATION AND  
INFRASTRUCTURE  
COMMITTEE

24 HR. TOLL FREE  
LEGISLATIVE HOTLINE  
1-800-885-8700  
E-MAIL: jonfox@hr.house.gov



**Congress of the United States**  
**House of Representatives**  
**Washington, DC 20515-3813**

October 2, 1997

Mr. Richard Holt  
Environmental Protection Agency, Region III  
841 Chestnut Building  
Philadelphia, Pennsylvania 19107

Dear Mr. Holt:

Several of my constituents, who live in Huntingdon Valley, PA., have contacted me seeking information which the Environmental Protection Agency might be able to provide.

My constituents would like to have any reports the EPA might have available regarding Transit America located at One Red Lion Rd., Phila., PA. 19115 and their possible contamination of the well water in the Pine Rd. area of Huntingdon Valley, PA. My constituents would also like to know if they as residents of the contaminated area would be eligible for any type of compensation from Transit America.

Your prompt response to the above mentioned requests, within the rules and regulations of the EPA, would be most appreciated. Please address your reply to Janice Harvey at my Eastern Montgomery County office, 1000 Easton & Edge Hill Roads, Abington, Pa. 19001, (215)885-3500.

Sincerely,

Jon D. Fox  
Member of Congress

JDF:jch

☐ WASHINGTON OFFICE  
435 CANNON BUILDING  
WASHINGTON, DC 20515-3813  
(202) 225-8117

**DISTRICT OFFICES**

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(610) 667-6020

*3-1-98*

**Freedom of Information Act Request**  
**03-RIN-00001-98**

Requestor: JON FOX Request Date: 10/02/97  
Company: CONGRESS OF THE UNITED STATES Date Received: 10/03/97  
Fee Category: OTHER Acknowledged: 10/03/97  
Subject: TRANSIT AMERICA WELL WATER CONTAMINATION/LISTED INFO  
Lead Office:  
Assigned to: 03-A, 03-R, 03-S, 03-W  
Original Due Date: 11/03/97 New Due Date:  
Fee Waiver Requested: NO  
FIS Initials: RV

*Please send all responsive material directly to me, Thanks,*

*Richard Van Holt*



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION III  
841 Chestnut Building  
Philadelphia, Pennsylvania 19107-4431

NOV 21 1997

Honorable Jon D. Fox  
Member, House of Representatives  
1000 Easton & Edge Roads  
Abington, PA 19001

Dear Congressman Fox:

Thank you for your letter of October 2, 1997, regarding the Transit America property at Red Lion Road in Philadelphia, and possible contamination of well water in the Pine Road area of Huntingdon Valley. An Environmental Protection Agency representative, attorney Heather Gray Torres of this office, has spoken with Janice Harvey of your office, and has outlined EPA's involvement regarding this area.



EPA is aware that Transit America is planning to build a golf course at this location, the former Budd facility. Transit America representatives met with EPA officials in April 1997, to outline these plans. This property, however, is not a Superfund site and is not one on which EPA is taking an active role. This is based on information currently known to EPA. The Pennsylvania Department of Environmental Protection (PADEP) has been actively overseeing this site for several years, and it is EPA's understanding that Transit America is submitting a clean up plan to PADEP under Pennsylvania's Act 2 program. We informed Ms. Harvey of the PADEP names and contact numbers for this property.

We are forwarding to you copies of some documents EPA does have concerning this location; specifically the overview report Transit America provided us in April. EPA does have other files that bear upon this site, but they do not appear to be directly related to the questions in your October 2 letter. EPA has files of a PCB enforcement action we took that was concluded by 1991, and we have files of an early 1980's soils investigation at an adjacent location designated Sandmeyer Lane. Among our other files are some copies of reports from PADEP. We would be happy to provide all these files, but we believe that the most up-to-date answer to your technical questions regarding groundwater would be reflected in PADEP's active file on this.

You have also asked whether the residents would be eligible for compensation from Transit America. It is possible that residents could be eligible for some type of compensation from a source of contamination, but this would be a matter set forth in state law, and interpreted by Pennsylvania state courts. We advised Ms. Harvey that your office could contact Attorney Jennifer Berke of Transit America to discuss this question.

Thank you again for your inquiry. If you have any questions, please feel free to contact me or have your staff contact Mr. Richard Van Holt, Freedom of Information Act Officer, at 215-566-5553.

Sincerely,

  
W. Michael McCabe  
 Regional Administrator

Enclosures

cc: Bruce Beitler, PADEP

**TRANSIT AMERICA MEETING WITH  
ENVIRONMENTAL PROTECTION AGENCY  
THURSDAY, APRIL 24, 1997**

**AGENDA**

1. Introduction - Transit America Team
2. Site Reuse Plan
3. Community Outreach Program
4. Description of Ongoing Site Investigation  
and Remediation Activities
5. Planned Future Actions
6. Future Communications
7. Summary and Conclusion





**TransitAmerica Inc.** One Red Lion Road, Philadelphia, PA. 19115 (215) 934-3400  
• FAX (215) 671-9227

REPLY TO: Jennifer Berke, Esquire  
2450 Hunting Park Avenue  
Building 4K  
Philadelphia, PA 19129-1397

DIRECT DIAL: (215) 221-6890  
(215) 221-7444 (FAX)

April 29, 1997

Stanley Laskowski,  
Deputy Regional Administrator  
U.S. Environmental Protection Agency  
Region III  
841 Chestnut Street (3DA00)  
Philadelphia, PA 19107

RE: Transit America Redevelopment Plan

Dear Stan:

Transit America greatly appreciated the opportunity to meet with you, Abe Ferdas and Heather Gray Torres on April 25 to discuss redevelopment of our brownfields site. As we discussed, Ray Germann of ERM's Public Relations and Community Affairs Group, will contact Pat Boyle concerning the public/community affairs aspects of this project.

As promised, I am enclosing some articles from Transit America's growing collection of golf course literature addressing how golf course developments can become environmental assets in addition to the more obvious benefits of turning a brownfields site into green, open space. In addition, I thought you would be interested in the publication entitled "An Environmental Approach to Golf Course Development", published by the American Society of Golf Course Architects.

Again, thank you for meeting with us. We would be pleased to answer any additional questions you may have with respect to our project.

Very truly yours,

TRANSIT AMERICA INC.

Jennifer Berke  
Counsel

Enclosures

cc: B. Cushing (AEM) (w/o enclosures)  
R. Germann ( " " )  
M. Gold (MG&K) ( " " )  
C. Payne ( " " )  
A. Ferdas (EPA) ( " " )  
H. Torres (EPA) ( " " )

JB/jt

# Facts About...

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## Redevelopment of the Red Lion Site

### ***Introduction***

Transit America, the former railway passenger car manufacturer, is embarking on an innovative project designed to transform its defunct Red Lion Road manufacturing facility into a public golf course - an environmentally friendly use designed to provide benefits to the entire community. The purpose of this fact sheet is to provide information to the community regarding our project.

### ***Background***

The Red Lion Road facility was an important part of the community for years until international competition forced it to cease production. It was during the Second World War that manufacturing began at the Red Lion Road facility. Built for the U.S. Government, the facility produced aircraft parts and assembled "Conestoga" military cargo aircraft for the war effort.

After the war, the facility was converted to the design and production of passenger railroad cars and, to a smaller extent, automotive parts. For over forty years, the Red Lion Road facility was a crucial piece of the local and regional economy. After building more than 12,000 passenger railroad cars over four decades, the facility's last production unit was delivered to the Chicago Transit Authority in April 1987.

With no future manufacturing business at the plant, Transit America began a voluntary assessment of the site. After comprehensive study, Transit's environmental consultant, the nationally recognized firm of O'Brien & Gere, submitted a series of studies to the Pennsylvania Department of Environmental Protection (PADEP), formerly the Department of Environmental Resources.

These studies, and our continuing cleanup activities at the site, form the basis for our plans to return the site to productive and beneficial use.

### ***Returning the Site to Productive and Beneficial Use***

After assessing various prospects for the future of the site, Transit America has developed a plan, which indicates that the construction of an 18-hole public golf course is the best use for the site.

This plan has several benefits to the local communities:

- it will restore open, green space;
- it will provide a significant new recreational resource for local residents;
- it will contribute to the health of the local economy;
- it will contribute to local employment.

The plans for design and management of the course include an approach which places protection of the local environment in the forefront. Transit America will work with local leaders to make this recreational facility a resource for the entire community.

### ***Our Commitment to Public Involvement***

Transit America is committed to involving local residents and community leaders in the process of implementing these plans. If you are interested in more information, or in being kept informed about Transit America's plans, please contact our Project Manager Bob Hyams at (215) 934-3413 or Site Manager Gerry Schnee at (215) 934-3407.



**Transit America Inc.**One Red Lion Road, Philadelphia, PA. 19115 (215) 834-3400  
• FAX (215) 671-9227**FOR IMMEDIATE RELEASE**

For more information please  
contact:  
Robert Hyams, Project Manager  
(215) 934-3413

### **Transit America Announces Red Lion Road Site Redevelopment Plan**

Philadelphia, PA - Transit America announced today that it plans to develop an 18-hole public golf course at its 214-acre former manufacturing plant on Red Lion Road in northeastern Philadelphia. The plan is consistent with a national trend toward redeveloping so-called "brownfields" former industrial sites into productive sites for the community. Transit America's plan calls for the construction of a regulation-size golf facility, complete with player amenities such as a clubhouse, putting green, and a driving range.

Company officials cited several reasons for the decision and said that they looked at many options to determine the best use for the site. Redeveloping the Red Lion Road facility into a golf course will provide recreation for area residents, create and preserve open, green space and contribute to the local economy. Community input will continue to play a role as plans proceed.

Area residents have recently voiced concern that the region is becoming overdeveloped and congested. Transit America stated that their redevelopment plan is responsive to that concern. Transit America incorporated that information as an important part of their planning process.

The Red Lion Road facility, located on the border between Northeast Philadelphia and Lower Moreland Township, began operations during the Second World War, producing aircraft for the war effort. After the war, production was converted to civilian use, mainly railroad cars. The last production unit rolled out of the gates in the spring of 1987. Transit America then voluntarily began a thorough environmental assessment of the site, and has been working with the Pennsylvania Department of Environmental Protection (PADEP) on the redevelopment effort.

According to Transit America officials, revitalization of the site by restoring it to productive use is the next challenge. Transit America is committed to making sure that the company's plans are developed and implemented with maximum input from citizens and community leaders, so that its redevelopment efforts can be the best possible asset for the region. To accomplish this goal, Transit America has initiated a community outreach program, including door-to-door visits with neighbors, to identify issues of local interest.



**TRANSIT AMERICA**  
**RED LION ROAD FACILITY**  
**MONTGOMERY AND PHILADELPHIA COUNTIES, PA**

**ENVIRONMENTAL STATUS**

**APRIL 1997**

## TRANSIT AMERICA RED LION ROAD FACILITY

## ENVIRONMENTAL MEASURES: BUILDINGS / STRUCTURES

<b>Primary Buildings:</b>	<b>Main Assembly Building and Rainbow Room</b>	<b>1.15 million sq. ft. (26.5 acres)</b>
	<b>Chevrolet Building</b>	<b>225,000 sq. ft. (5 acres)</b>

1987 - 1991	Sampling programs inside buildings identified elevated levels of PCBs in and on concrete surfaces, based on wipe samples, samples of surface deposits, and destructive samples.
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1990 - 1991	Open press pits and conveyor tunnels in the MAB were decontaminated, which included removal and disposal of equipment, scrap, grime, oil, and water, followed by high pressure washing of surfaces.
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**1993** The two million gallon capacity Concrete Basin was remediated. One million gallons of water were treated and discharged to the POTW. Sediment was removed from the basin, dewatered, and all 176 tons were incinerated offsite

**1994** Asbestos abatement was accomplished in the MAB. Asbestos abatement has also been accomplished during maintenance activities on boilers, piping, and tanks.

**1996**      **Decontamination of interior surfaces (3.5 million square feet) was accomplished in the MAB and Rainbow Room, by removal and offsite disposal of non-concrete materials and by high-pressure spray-washing of concrete surfaces.**

**1997** Additional open conveyor tunnels in the MAB were dewatered and decontaminated.

**TOTAL COSTS INCURRED: \$3.5 million**

## TRANSIT AMERICA RED LION ROAD FACILITY

### ENVIRONMENTAL MEASURES: SITE SOILS / GROUNDWATER

- 1987 O'Brien & Gere (OBG), an environmental consulting firm, was retained by Transit America to perform an environmental assessment in anticipation of the sale of the property.
- 1989 A site evaluation report, prepared by OBG, was submitted to the PA DER culminating the two year, phased environmental investigation, a \$3.5 million effort. Three parts: Site Characterization, Risk Assessment, and Remedial Action Programs.
- The site characterization identified 26 PCB-contaminated soil areas of concern, including eight former disposal pits and 18 surface soil areas. Also, VOCs in disposal pits and in groundwater were identified.
  - The risk assessment evaluated risks posed by three possible exposure pathways and determined that individual and cumulative health risks were within an acceptable range.
  - Remedial action programs were proposed with specific objectives for control of stormwater runoff, groundwater, and contaminated surface and subsurface soils.

(cont'd)



## TRANSIT AMERICA RED LION ROAD FACILITY

### ENVIRONMENTAL MEASURES:

#### SITE SOILS / GROUNDWATER (cont'd)

#### STORMWATER

- 1990 - 1994 Stormwater controls were installed at the Stormwater Retention Basin and Site B. These included: silt fences, rock barriers, inlet sediment traps, straw bale dikes, a riser pipe control structure, and a geotextile erosion control mat.
- 1989 - 1996 Five stormwater sampling events were performed.
- 1996 NPDES Stormwater Discharge Permit PA 0056502 was issued for the site in Feb 1996.

#### VOCs IN GROUNDWATER

- 1990 - 1993 80 monitoring wells were installed into either the overburden or the bedrock aquifer, and 14 extraction wells were installed, in stages. Five discrete plumes with VOCs were identified. No PCBs in groundwater were identified.
- 1990 - 1994 Five years of quarterly groundwater monitoring was performed with the approval of the PA DEP, and with annual reports submitted to the PA DEP.
- 1995 - 1996 A groundwater extraction program, approved by the PA DEP, was initiated, and established hydraulic control of the five plumes. The program is continuing.

(cont'd)

## TRANSIT AMERICA RED LION ROAD FACILITY

### ENVIRONMENTAL MEASURES:

#### SITE SOILS / GROUNDWATER (cont'd)

#### VOCs IN SOILS

- 1987 - 1994 Twelve underground storage tanks (USTs) were closed in place or removed and disposed. Included were two fuel oil storage tanks and ten paint product / solvent tanks.
- 1994 - present Soil vapor extraction was implemented. The eight areas targeted were areas with VOC contamination at depth that could contribute to groundwater contamination. Phase I, for four of the areas, has been completed, reported, and approved by the PA DEP. Phase II, for the other four areas, was completed in April 1997.
- 1996 Two active fuel storage USTs were decommissioned, removed, and disposed offsite.

#### PCB-CONTAMINATED SURFACE SOILS

- 1995 - present Several programs of surface soil and debris sampling and analysis for PCBs were performed, to fill data gaps at selected locations.
- 1996 1600 cubic yards of hot spot surface soils were selectively removed and disposed at an offsite TSCA landfill.

TOTAL COSTS INCURRED: \$9.7 million

You have also asked whether the residents would be eligible for compensation from Transit America. It is possible that residents could be eligible for some type of compensation from a source of contamination, but this would be a matter set forth in state law, and interpreted by Pennsylvania state courts. We advised Ms. Harvey that your office could contact Attorney Jennifer Berke of Transit America to discuss this question.

Thank you again for your inquiry. If you have any questions, please feel free to contact me or have your staff contact Mr. Richard Van Holt, Freedom of Information Act Officer, at 215-566-5553.

Sincerely,

W. Michael McCabe  
Regional Administrator

Enclosures

cc: Bruce Beitler, PADEP

CYP 4/21  
11/20

CONCURRENCES							
SYMBOL	3RC21	3RC20	3RC00	3HW30	3HW11	3EA10	
SURNAME	H. TORRES	N. WISE	M. MULKEY	J. MCNEARY	J. BACHLER	A. COCHNAR	
DATE	4/14/97	4/14/97	4/14/97	4/14/97	4/14/97	4/14/97	